

**APPROVED 8-16-12  
TOWN OF NORTH HAVEN, CONNECTICUT  
MINUTES OF THE  
ZONING BOARD OF APPEALS**

A meeting of the Zoning Board of Appeals was held on Thursday, July 19, 2012 at the Mildred A. Wakeley Community & Recreation Center, 7 Linsley Street, in Room #2 at 7:30 PM.

**MEMBERS PRESENT:**

Robert F. Hannon, Chairman

Joseph A. Cappucci

William D. O'Hare, Alternate, sitting for Joseph P. Villano

Mary Jane Mulligan, Alternate, sitting for Donald F. Clark

**MEMBERS ABSENT:**

Caren M. Genovese, Vice Chairman

Donald F. Clark, Secretary

Joseph P. Villano

Jacob M. Piekarski, Alternate

**TOWN PERSONNEL:**

Alan A. Fredricksen, Land Use Administrator

Arthur Hausman, Zoning Enforcement Officer

**OTHERS PRESENT:**

Mary Lee Rydzewski, Public Stenographer

Sandra Lion, Clerk

**AGENDA:**

Mr. Hannon, Chairman, opened the meeting at 7:35 PM and introduced the members of the Board, the Town staff, the stenographer and clerk. Then, he explained that under the Connecticut State Statutes for an appeal request to be approved, the applicant needs a minimum of four (4) Board members to concur.

**A2-SURVEY WAIVER:**

1. A2W-12-02      Application of Emily Taylor, Owner, Tammy Segal, Applicant, relative to 70 Round Hill Road, (Map 50, Lot 148), seeking a waiver of the A2 survey application requirement.

The applicant was not in attendance at this meeting; therefore, this application has been postponed to the August 16, 2012 meeting.

**PUBLIC HEARING:**

1. #12-16 Application of Giovanni Scalmani and Laura Villa, Owners and Applicants, relative to 81 Buell Street, (Map 41, Lot 181), per Section 2.1.1.9, requesting a side yard variance of 5' to allow a side yard setback of 5' where 10' is required, and requesting an aggregate side yard setback variance of 5.5' to permit an aggregate side yard of 19.5' where 25' is required. R-12 Zoning District.

With there being only four Board members to concur, the applicant requested to postpone his application to the August 16, 2012 meeting.

**DELIBERATION SESSION:** None

**OTHER:** None

**CEASE AND DESIST ORDERS:**

Mr. Arthur Hausman, Zoning Enforcement Officer, outlined current zoning violations with the Board.

293 Quinpiac Avenue – Firewood Business, Non-Permitted Use. A Cease & Desist Order was sent on July 9, 2012.

55 State Street – Conducting a business without proper approvals from Planning & Zoning. A Cease & Desist Order was sent on July 11, 2012.

**CORRESPONDENCE:** None

**MINUTES:**

June 21, 2012

Mr. Cappucci moved to approve the minutes of the June 21, 2012 meeting; Mr. O'Hare seconded the motion. The Board voted as follows:

Hannon – aye Cappucci – aye O'Hare – aye

**ADJOURN:**

There being no further business, Mr. Cappucci moved to adjourn; Mr. O'Hare seconded the motion; the Board unanimously approved the motion. The meeting was adjourned at 7:45 PM.